

London SE15 **212 Ilderton Road** **Peckham** **SE15 1NT**

- **Freehold Investment**
- **Active management opportunity**
- **Reversion April 2016**
- **Comprises 6,697 sq ft**
- **Current Rent Reserved**
£50,000 pa



Tenure

Freehold.

Location

The property is located in Peckham, some 4 miles south-west of Central London. The property is situated in a well established industrial location to the north of the Old Kent Road (A2). Occupiers close by comprise a variety of users including Leatham Foods, V22 Artist Studios, Enterprise Car Rental, Christ the King Chapel and Car Coach Works. South Bermondsey Rail Station serves the area.

Description

The property is arranged on ground and two upper floors and has been fitted out by the tenant to provide a number of recording studios. The unit has the benefit of roller shutter loading doors and on-site car parking.

The property provides the following gross internal accommodation and dimensions:

Ground Floor	299.24 sq m	(3,221 sq ft)
First Floor	242.85 sq m	(2,614 sq ft)
Second Floor	80.80 sq m	(862 sq ft)

Total GIA **622.17 sq m** **(6,697 sq ft)**

Not inspected by Allsop, accommodation provided by the Joint Auctioneer.

Tenancy

The entire property is at present let to SHEET METAL MUSIC LIMITED for a term of 20 years from 1st May 1996, expiring 31st April 2016, at a current rent of £50,000 per annum. The lease allows the property to be used as offices, a trade counter, workshop or recording studio uses. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. At the time of printing, no lease renewal notices have been served or received. The rooms are hired out to other recording operators.

VAT

VAT is applicable to this lot.

Documents

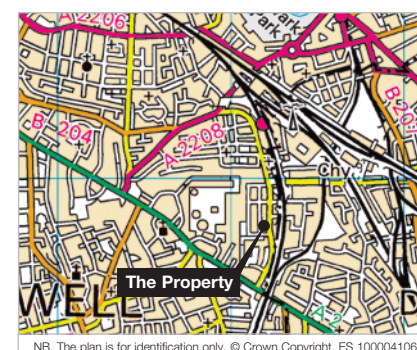
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

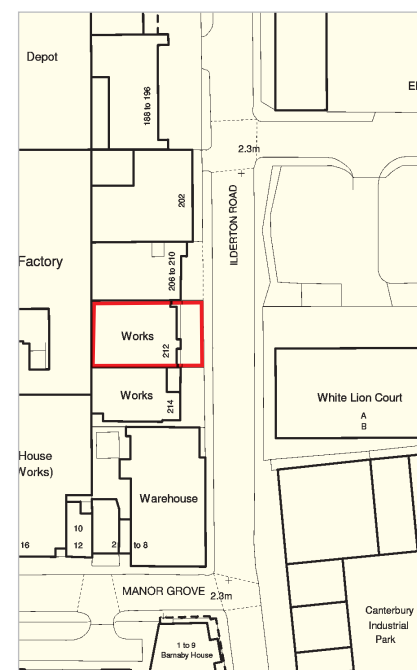
For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 28 London SE15**.



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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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